

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- March 23, 1966

Appeal No. 8638 St. John Baptist Church, appellant

The Zoning Administrator of the District of Columbia, appellee

On motion duly made, seconded and unanimously carried, the following Order was entered by the Board at the meeting on March 30, 1966.

EFFECTIVE DATE OF ORDER: May 19, 1966

ORDERED:

That the appeal for a variance from the side yard requirements of the R-5-A District to permit a second story rear addition over the existing first floor at 5228 Call Place, S.E., lot 30, square 5312, be granted.

From the record and the evidence adduced at the public hearing, the Board finds the following facts:

(1) Appellant's lot is improved with a one story masonry building, which was constructed about 22 years ago.

(2) Appellant's lot has a 40 foot frontage on Call Street and a depth of 100 feet. The lot contains 4000 square feet of land.

(3) Appellant proposes to erect a second floor over the existing first floor without changing the lot occupancy.

(4) Appellant's side yard is six feet wide and the Zoning Regulations require that there be an 8 foot side yard in R-5-A District.

(5) No opposition was registered at the public hearing to the granting of this appeal.

OPINION:

We are of the opinion that appellant has proved a hardship within the meaning of the variance clause of the Zoning Regulations.

As the erection of this second story addition will not cause the building to exceed the lot occupancy for the R-5-A District, appellant's proposal will not have an adverse affect upon neighboring and adjacent property. The proposal is consistent with the purpose, intent, and integrity of the zoning plan as embodied in the Zoning Regulations and Map.